

Prepared By & Return To:  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, MS 38671  
(662) 393-4450

**WARRANTY DEED**

SUDDUTH CONSTRUCTION, LLC

GRANTORS

TO

MARY NELL DOWNS, ET VIR

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SUDDUTH CONSTRUCTION, LLC, does hereby sell, convey and warrant unto MARY NELL DOWNS AND HUSBAND JOHN W. DOWNS, JR., as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 106, Section B, Rosebury Subdivision, PUD, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 97, Page 29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said Sudduth Construction, LLC. this 25<sup>th</sup>. day of January, 2008.

SUDDUTH CONSTRUCTION, LLC

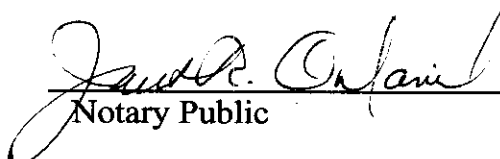
By   
DREW FUNDERBURK, MEMBER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 25<sup>th</sup>. day of January, 2008, within my jurisdiction, the within named Drew Funderburk, who acknowledged that he is Member of, Sudduth Construction, LLC, and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

Grantor's Address:  
1831 Hawthorne  
Hernando, MS 38632  
901-603-7073

  
Notary Public

Grantees' Address:  
4797 Rosebud Cove  
Southaven, MS 38672  
Home: 662-299-8982 - 662-229-8165  
Work: 662-299-8165

